



**The Lakes, Larkfield, Aylesford, ME20 6GD**  
**Offers Over £650,000**



## COLONIAL STYLE 5/6 BEDROOM DETACHED HOUSE BORDERING LEYBOURNE LAKES

This is a rare and stunning detached colonial-style house offers an exceptional living experience. Spanning an impressive 1,827 square feet, the property was built in 2002 and features a generous layout that is perfect for family life. Only two houses of this nature were built in this prestigious development.

The backbone of the home is its two large reception rooms, they blend traditional charm and modern convenience creating an ideal setting for family gatherings and quiet evenings alike. The kitchen and open dining room spans the full length of the house and the kitchen was upgraded a few years ago. The main reception room is flooded with light from both ends of the room and is an impressive 25ft in length. The hallways are built with extra space in mind too.

With five/six bedrooms spanning over two further floors, this home caters to the needs of a growing family. The two well-appointed ensuites ensure comfort and privacy for family members and guests alike, while both principal bedrooms boast walk-in wardrobe and dressing areas, adding a touch of luxury to everyday living. The top floor is home to a further 3 bedrooms and a family bathroom.

A private drive leads to a double garage which is a rare find. The garden is a great space and offers a seating area, lawn and mature landscaping too. The house is set within a good-sized detached plot, this home is surrounded by the serene beauty of the lakes, providing a tranquil retreat while still offering easy access to local amenities and transport links.

- Detached Colonial Style House
- Hugely Popular Leybourne Lakes Development
- Versatile 5/6 Bedroom Home
- Stunning Large Kitchen/Diner
- 20ft Main Reception Room
- 2 Ensuite Plus Family Bathroom
- Walk In Wardrobe/Dressing Areas
- Double Garage And Driveway
- EPC Rating D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





## LOCAL AREA INFORMATION FOR LEYBOURNE

Leybourne is a sought after area thanks to its convenient access to so many things.

For recreation you have a local leisure centre, Leybourne Lakes or Manor Country Parks close by, A good range of shops and eateries at Larkfield and West Malling. West Malling is the closest town, and is one of the most attractive small towns in mid-Kent, with a wide main street lined on each side by a fine collection shops and eateries.

For the commuter Junction 4 of the M20 gives access to the motorway network. There is a mainline train station at nearby West Malling (with fast services to London Victoria and London Charing Cross). Maidstone, Tonbridge and Sevenoaks all provide an excellent and comprehensive range of educational, recreational and shopping facilities together with further mainline stations.

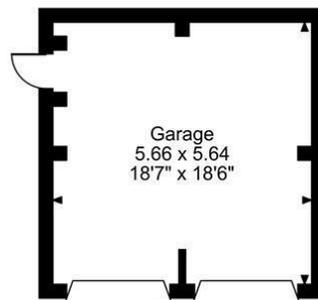
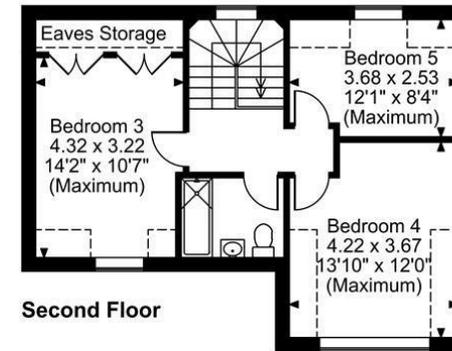
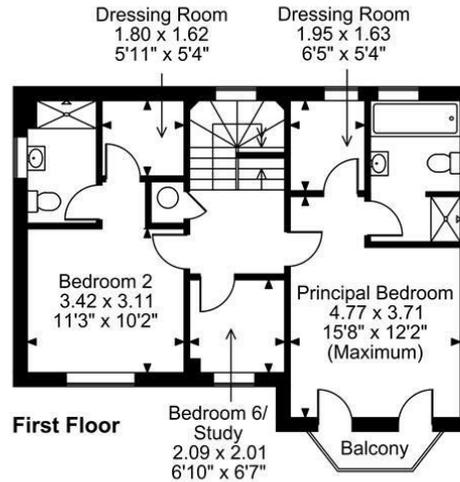
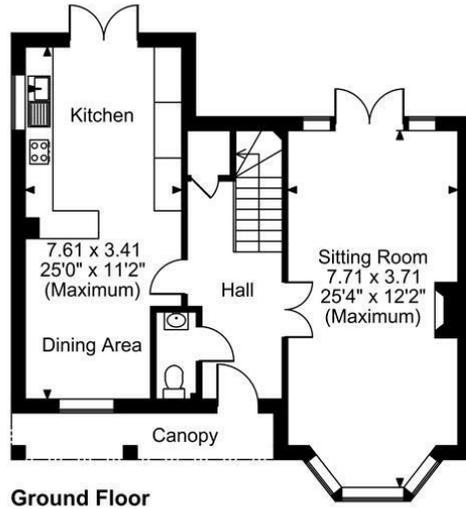
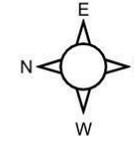
For education there is a comprehensive range of primary, grammar and private educational opportunities. For more schools information please visit [www.kent-pages.co.uk/education](http://www.kent-pages.co.uk/education) or ask for a Page & Wells Key Facts for Buyers Guides.

## ADDITIONAL INFORMATION

Freehold  
Council Tax Band G  
EPC Rating D  
UPVC Double Glazing  
Gas Central Heating (regularly serviced)



**The Lakes, Larkfield, Aylesford**  
**Approximate Gross Internal Area**  
**Main House = 1827 Sq Ft/170 Sq M**  
**Garage = 344 Sq Ft/32 Sq M**  
**Total = 2171 Sq Ft/202 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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